

**NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW  
OPPORTUNITY TO PROVIDE COMMENTS  
NOTICE OF HEARING EXAMINER OPEN RECORD PUBLIC HEARING**

File No. 912.42.15-02, 915.42.15-01, 971.42.15-04 – “Somerset II” Zucker-Sample, LLC Notice of Application, and Environmental Review,

**Application:** On March 17, 2015 the City of Selah Planning Department received applications for a preliminary plat and subdivision variance and an environmental checklist from Zucker-Sample, LLC, PO Box 247 Selah, WA 98942 to subdivide 4.71 acres into 20 lots with six dwelling units that have access from a private road. The application was determined complete for processing on April 7, 2015. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

**Project Description** Subdivide 4.71 acres into 20 lots, 18 lots for detached single family residences and two lots designated for two-family dwellings. Four lots, including two designated two-family residential lots are to be accessed from a private road, requiring a subdivision variance. Average proposed lot size is 8,578 square feet. The project is to be served by municipal sewer and water.

**Location:** Between Herlou Drive and Lyle Loop Road 200 feet south of the intersection of Herlou Drive and Weems Way and 100 feet north of the intersection of Herlou Drive and Lyle Loop Road in the City of Selah. (Yakima County Assessor Parcel Number: 181426-44005 & 44021).

**Approvals, Actions and Required Studies:** Preliminary Plat, Subdivision Variance (Exception – SMC 10.50.070).

**Environmental Review:** The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for the proposal. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. After all comments have been received and considered, a threshold determination will be made without an additional comment period.

**Request for Written Comments on the Proposal** Written comments concerning the proposed preliminary plat, subdivision variance and environmental checklist will be accepted during the public comment period that expires at 5:00.p.m, on April 29, 2015. Please mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942. Reference a file number stated in this notice or “Somerset II” in your correspondence.

**Open Record Public Hearing** An open record public hearing on the proposed preliminary plat and subdivision variance will be held before the City of Selah Hearing Examiner. The Examiner will conduct the hearing on **WEDNESDAY, MAY 20, 2015 COMMENCING AT 10:00 A.M.** in the Council Chambers, City of Selah City Hall, 115 W. Naches Ave. Selah, WA

At the conclusion of the public hearing the Examiner will prepare a recommendation for preliminary plat and variance approval, approval with conditions, or denial of the preliminary plat and variance which will be transmitted to the Selah City Council for its consideration and final disposition.

Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. Contact the Planning Department with project, procedural or environmental questions by mail at this address, by phone at 1 (509) 698-7365, by fax at 1 (509) 698-7372 or by e-mail at [tdurant@ci.selah.wa.us](mailto:tdurant@ci.selah.wa.us)

Dated this 15<sup>th</sup> day of April 2015.

/s/

Thomas R. Durant, Community Planner